

DEVELOPMENT AGREEMENT

EXHIBIT E

DEVELOPER SPECIAL IMPROVEMENT GUIDELINES

5/1/2006 7:33:48 AM

JoAnn Crolli

City of Las Vegas

Page 2

CITY OF LAS VEGAS

DEVELOPER SPECIAL IMPROVEMENT DISTRICT GUIDELINES



December 2, 1992

TABLE OF CONTENTS
CITY OF LAS VEGAS
Developer Special Improvement District Guidelines

	Page
Eligible Improvements	1
Regional Improvements	1
Public Ownership Requirements	2
Benefit	2
Subdivision Improvements	2
Size	2
Environmental Matters	2
Development	2
Property Owner Experience	3
Financing Completion; Equity	3
Land Use	3
Water, Sewer, and Other Utilities	3
Other Permits	3
Assessment Bonds and Bond Security	3
Primary Security	3
Reserve Fund	4
Appraisal Valuation	4
Additional Security	5
Payment of Assessments; Capitalized Interest	5
Absorption Study	5
Floating Rate Bonds	5
No Pledge of General Fund or Taxing Power	5
Bond Underwriting Commitment	6
Consultants	6
Expenses	6
Project Acquisition	6
Cost Overruns	6
Procedure	6
Pre-Application Meeting	7
Application	7
Council Approval	7
Security for Costs	7

CITY OF LAS VEGAS
Developer Special Improvement District Guidelines

Under chapter 271 of Nevada Revised Statutes (NRS), the City is authorized to acquire street, sidewalk, water, sewer, curb, gutter, flood control and other publicly-owned "infrastructure" improvements that benefit new development by the creation of a special improvement district as specified in NRS 271.265. The purpose of these guidelines is to outline the circumstances under which the city will consider this type of financing for new developments involving one or a small number of private property owners who intend on developing their property for residential, commercial, industrial, or other beneficial use.

These guidelines apply to all assessment districts financed under NRS 271.710 through 271.730 and to all other assessment districts which both involve 15 or fewer property owners and involve properties 80% or more of which are unimproved, unless 50% or more of the cost of the project proposed to be funded is being funded from a governmental source other than special assessments or the proceeds of special assessment bonds (e.g., RTC).

The City Council reserves the right, on a case by case basis, to impose additional requirements or waive specific requirements listed herein. Such waived requirements shall be noted in the approval of any petition together with a finding that the deviation from this policy is in the best interest of the City. Additional requirements shall be noted in the approval.

A. Eligible Improvements.

1. Regional Improvements. The City will consider financing only regional infrastructure improvements i.e., regional improvements are those streets, storm drains, water systems, sewer and other utilities, which will provide benefit to the entire project. Such projects are those with respect to which the City Council has made a finding of regional benefit which benefit the general area in which the development is located as opposed to improvements which exclusively benefit a particular subdivision. (Only the portion of the total cost that benefits the special improvement district will be assessed.) Thus, an arterial street or highway or major sewers, storm drains and water lines which provide benefit to the entire project and are found to be of general or regional benefit by the council, would be considered for financing.

2. Public Ownership Requirements. Only publicly owned infrastructure is eligible for financing. Privately-owned improvements such as electric, gas, and cable television improvements, streets or roads which are not dedicated to the City, and private portions of other improvements, such as water and sewer service lines from the property lines to the home or other structure are not eligible for financing.

3. Benefit. The improvements proposed to be constructed must benefit the property assessed by an amount at least equal to the amount of the assessment.

4. Subdivision Improvements. The City will not consider financing "subdivision" or "in-tract" improvements, that is, improvements within a subdivision that benefit only the land within a subdivision such as neighborhood streets.

5. Size. Generally, the City will not consider stand alone assessment districts which involve less than \$2,500,000.

B. Environmental Matters.

1. A Phase I environmental assessment (hazardous waste assessment) on the property to be assessed, property on which the improvements are to be located and on any property dedicated to the City, must be provided by the property owner prior to the bonds being issued by the City. The property owner must also provide the City with an indemnification agreement in a form acceptable by and provided by the City, promising to indemnify the City against any and all liability and/or costs associated with any environmental hazards located on property assessed. With respect to abating environmental hazards that are located on property on which improvements financed with the assessment district are proposed to be located or on any property dedicated to the City, the City and the property owner will reach an accord before the bonds are issued. Where the Phase I assessment indicates that there may be an environmental hazard on any of the assessed property, the property owner will be required to abate the problem or to post security for environmental clean up costs prior to the City proceeding with the district. The environmental assessment shall be performed by an environmental engineer acceptable to the City.

2. The developer must undertake all steps required by the "Habitat Conservation Plan Compliance Report" or other future federal requirements in the project area and other areas owned by the same developer which are used in connection with the project.

C. Development.

1. Property Owner Experience. The property owner must demonstrate to the City that it has the expertise to develop the property involved in the assessment district. In order to demonstrate its ability to develop, the property owner should furnish the City with the following: (a) its last three years prior audited financial statements, (b) a list of prior development of similar or larger size which the property owner has completed, and (c) a list of references consisting of the names of officials of other political subdivisions in which the property owner has completed similar or larger size developments. The City will accept, in place of financial statements stated in (a) above, a comfort letter from a mutually acceptable CPA firm indicating for the past three

(3) years: (1) that a minimum level of net worth, acceptable to the City, has been maintained; (2) whether or not there have been any material adverse changes in operations; and (3) whether or not there have been any exceptions in the accountant's opinion letter on the property owner's financial statements. If this alternative is utilized, the property owner shall also provide such other financial information as the City and its consultants request.

2. Financing Completion; Equity. The property owner must provide the City with its plan for financing the development to completion and advise the City of the amount of equity it has invested in the development.

3. Land Use. The proposed development must be consistent with the City's General Plan. The property owner must demonstrate that it reasonably expects to obtain the required discretionary development permits (e.g. subdivision) in sufficient time to proceed with the development to completion as proposed. Proper zoning must have been obtained for the development.

4. Water, Sewer, and Other Utilities. The property owner must provide "will serve" or similar letters from the entities providing water, sewer and other utility (e.g., electricity, gas, telephone) services to the development stating that capacity is then in existence and reserved (otherwise to be made available) for the development in a sufficient quantity for the development to proceed to completion as proposed.

5. Other Permits. The property owner must demonstrate that there are no significant permitting requirements (i.e. permitting requirements which could result in substantial delay or alteration in the project as proposed, e.g., wetlands permits, archeological permits, etc.) applicable to the project or other governmental impediments to development which have not yet been satisfied and which are required to be satisfied for the development to proceed to completion as proposed.

D. Assessment Bonds and Bond Security.

1. Primary Security. The primary security for bonds will be the assessment lien on the land proposed to be assessed. A preliminary title report indicating that the petitioners are the owners of all of the assessed property must accompany the petition. The City may also require title insurance on a case by case basis.

2. Reserve Fund. A reserve fund in an amount equal to the lesser of one year's principle and interest on the bonds or 10% of the proceeds of the bonds must be funded at the time bonds are issued.

3. Appraisal Valuation. The property owner must obtain and provide to the City an appraisal of the property which will be assessed which in the case of the appraised value of the property "as is" (prior to further subdivision and without considering the installation of the improvements) is at least equal to the amount of bonds proposed to be issued, and that the value of the property after the improvements financed with the assessment bonds are installed is at least three (3) times the amount of the bonds proposed to be issued. The appraiser must be acceptable to the City.

4. Additional Security. The property owner must demonstrate to the City that there is not significant financial risk to the City in issuing the bonds. If the City determines that it is not adequately protected by the security that is described in section D.1, 2, and 3 above, the City can require additional security. This additional security can be satisfied in one or a combination of the following ways:

(a) Providing a source of security that is acceptable to the City Council and the property owner. The determination of the acceptability of the security shall be discussed with the property owner on a case by case basis.

(b) Providing an irrevocable letter of credit drawn on an acceptable bank in a form and an amount and with a term acceptable to the City.

(c) Pledging marketable securities in which form the City is permitted to invest City funds pursuant to Chapters 355 and 356 of NRS and which are acceptable to the City (e.g., U.S. Treasury obligations) and in an amount that is acceptable to the City. The City must obtain the sole first priority security interest in the pledged securities, and those securities must be held by the City or a City Agent. Interest paid on the pledged securities, if there is not default in paying the assessment, will be paid to the owner of the securities.

A pro-rata portion of the foregoing additional security will be released with respect to any parcel assessed (1) which has been improved in any manner if the appraised value (as determined by an appraiser acceptable to the City) of the parcel is 5.0 or more times the amount of the unpaid assessment on such parcel or (2) on which a substantial improvement (e.g., a home or commercial building) has been completed if the parcel has a size of one acre or less or (3) to the extent that property is conveyed to one or more third-party property owners, then a proportionate amount of the foregoing additional security shall be released with respect to such conveyed property so long as such conveyed property does not exceed, in the aggregate, thirty percent (30%) of the entire property included within the district; provided, however, that any individual parcel conveyed to each such third-party property owner shall have a minimum value-to-lien ratio of 3:1.

5. Payment of Assessments: Capitalized Interest. The assessments shall be payable over not more than 20 years in substantially equal semiannual installments (excluding variable rate bonds with regards to equal payments) commencing within one year of the levy of assessments. The City will allow not more than two years of interest or the maximum permitted under federal tax laws, whichever is less, to be capitalized.

6. Absorption Study. The property owner must provide the City with funds with which to have an expert to prepare an absorption study. The City and property owners shall mutually agree upon the expert who is to prepare this study illustrating the economic feasibility of the project based upon supply and demand trends and estimated conditions in the market area for the proposed product mix. Provided, however, that if the appraiser of the real property for the project conducts his or her own absorption analysis, such absorption study may be accepted in lieu of this requirement.

7. Floating Rate Bonds. The City will consider applications for floating rate assessment bonds only if those bonds and the assessments underlying those bonds automatically convert to a fixed interest rate at or before the time the initial property owner sells property, regardless of whether the sale is wholesale sale to a merchant builder or a developer or a sale to a potential homeowner. Floating rate bonds must be secured by a letter of credit issued by a bank acceptable to the City.

8. No Pledge of General Fund or Taxing Power. The City will not pledge its general fund or taxing power to bonds.

9. Bond Underwriting Commitment. The property owner must demonstrate to the City and its financial advisor that bonds proposed to be issued for the financing are saleable. Prior to the time the City commences work on the assessment district, the property owner must provide the City with a letter from a reputable underwriter or bond buyer, acceptable to the City, which states that the underwriter has completed a due diligence review of the project and the property owner and believes that the bonds are marketable at an interest rate acceptable to the property owner based on then prevailing market conditions and that is willing, subject to reasonable conditions precedent, to contract with the City to underwrite the bonds on a best efforts basis, or that the bond buyer has completed a due diligence review of the project and the property owner and intend to acquire the bonds at an interest rate which the bond buyer and property owner agree is acceptable and that it is willing, to contract with the City to so acquire the bonds.

E. Consultants. The City will permit the property owner to choose the consulting engineers and underwriter provided that the entities chosen are acceptable to the City. The City will select the assessment engineer, project management engineer, its financial consultants, bond counsel and bond trustee. The payment of all fees and expenses of these consultants (selected by the City) shall be the responsibility of the property owner; however, these consultants will be responsible to, and will act as consultants to, the City in connection with the district.

F. Expenses. The property owner will be required to pay out of its own pocket all of costs of the project prior to the time bonds are issued, including the costs of consulting engineers, assessment engineers, project management engineers, underwriters, the City's financial consultants, the City's bonds counsel, the cost of preparing the appraisals, absorption study, environmental review and other matters listed above. These items will be eligible for reimbursement from bond proceeds if the bonds are ultimately issued; however, the property owner must agree to pay these costs even if bonds are not issued. At the time of application, the City will provide an estimate for these expenses in order to enable the developer to more precisely anticipate costs associated with the process.

G. Project Acquisition. The City will acquire completed projects after final inspection by the City, an audit by the City assessment engineer and City staff, and acceptance by the City. Alternatively, the City will expend bond proceeds through a City-established progress payment system on uncompleted projects utilizing a construction payment management system. If this alternative is used, performance and payment bonds from a bonding company acceptable to the city, each in an amount at least equal to 100% of the cost of the project, and otherwise in such form as is approved by the Department of Public Works and the City Attorney must be provided to the City and must each indicate that the City is a beneficiary of those bonds. Additional construction security, as determined appropriate by the Department of Public Works and City Attorney, may be required.

H. Cost Overruns. The property owner must agree to fund all project costs which exceed the amount available from the proceeds of the bonds issued for the project. The City will not commit to issue additional bonds or otherwise provide funding for any such cost overruns.

I. Procedure.

1. Pre-Application Meeting. Initially, the property owner shall schedule a meeting with such representatives of the City as are designated by the City Manager to review the proposed development to discuss whether the development is one which may be eligible for financing under these guidelines.

2. Application. If the property owner decides to proceed after the initial meeting, all owners of record of property in the proposed district must sign a petition for the district and file the petition and an application which contains sufficient information and exhibits to demonstrate that the proposed district will comply with parts A-H of these guidelines. Copies of the petition and application must be filed with the office of the Director of Finance and the office of the Director of Public Works.

3. Council Approval. If after an initial review, the City staff believes the application satisfies parts A-H hereof, an item will be placed on the Council's agenda authorizing negotiations with respect to the proposed project. If this item is approved by the Council, it is anticipated that staff will be authorized to begin negotiating the particulars of the financing with the property owner and other appropriate parties.

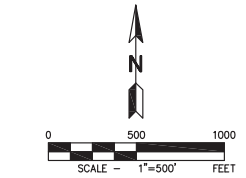
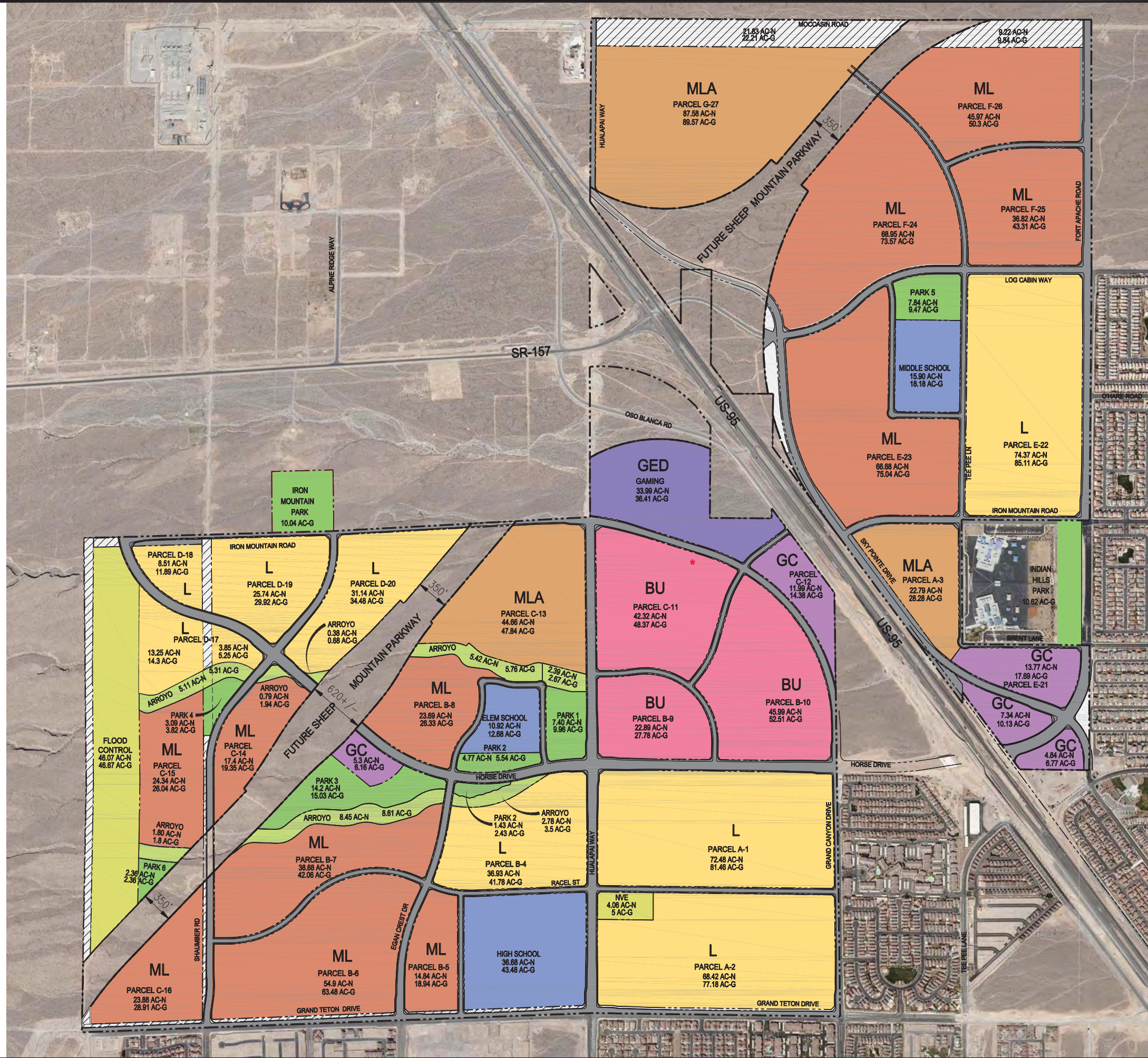
4. Security for Costs. Prior to entering negotiations, the property owner must post a letter of credit, surety bonds, cash or other acceptable form of security for payments of the costs described in F above in an amount determined by the Director of Finance. The interest on the security will be paid to the developer. The City shall invest such security according to NRS 355 and 356.

DEVELOPMENT AGREEMENT

EXHIBIT F

RESIDENTIAL LAND USE TABLE AND MASTER LAND USE PLAN

J:\map0902-000 kyle canyon\dwg\figures\110620 map0902-000 land plan.dwg 7/3/2011 9:01 AM Ben Morris



LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE (ESMT)
- EXISTING TRANSMISSION POLE
- PROPOSED STREET
- FLOOD CONTROL / UTILITY
- OPEN SPACE
- POWER EASEMENTS
- ARROYOS
- PARKS
- SCHOOLS
- L RESIDENTIAL "LOW"
- ML RESIDENTIAL "MEDIUM LOW"
- MLA RESIDENTIAL "MEDIUM LOW-ATTACHED"
- BU BLENDED USE ZONE
- GC GENERAL COMMERCIAL
- GED GAMING
- * 2.5 ACRES RESERVED FOR RTC TRANSIT CENTER
- AC-N NET ACRES
- AC-G GROSS ACRES

LAND USE	NET ACREAGE	GROSS ACREAGE	MAX DENSITY	AVERAGE DENSITY
RESIDENTIAL "LOW"	334.69	381.37	15.00	5.49
RESIDENTIAL "MEDIUM LOW"	415.63	467.20	15.00	8.49
RESIDENTIAL "MEDIUM LOW-ATTACHED"	155.03	165.70	25.00	12.49
BLENDED USE	111.20	128.66	50.00	15.00
GENERAL COMMERCIAL	43.24	55.21		
GAMING	33.99	36.41		
SUBTOTAL	1093.78	1234.55		
SHEEP MOUNTAIN PARKWAY	164.74	164.74		
FLOOD CONTROL	46.07	46.67		
PARKS	41.09	48.59		
ARROYOS	27.12	30.39		
OPEN SPACE	4.17	7.57		
SCHOOLS	63.50	74.34		
HUALAPAI SUBSTATION	4.06	5.00		
POWER EASEMENTS	51.07	44.92		
ROADS AND STREETScape	166.22	5.05		
SUBTOTAL	568.04	427.27		
TOTAL	1661.82	1661.82		

MAX RESIDENTIAL UNITS 9,000

MASTER LAND USE PLAN

KYLE CANYON

S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

CARWIN
ADVISORS

DEVELOPMENT AGREEMENT

EXHIBIT G

MASTER DRAINAGE AND TRAFFIC STUDIES (ON DISK)

DEVELOPMENT AGREEMENT

EXHIBIT H

OFFSITE SEWER CAPACITY LETTER

May 23, 2011

Mike Ross, P.E.
Carwin Advisors
8379 West Sunset Road, Suite 150
Las Vegas, NV 89113

RE: Kyle Canyon Offsite Sewer Impacts

Dear Mike,

The following letter provides an update to the impacts on the existing City of Las Vegas sewer system due to the Kyle Canyon Gateway Development. This update of information comes as a result of changes in the project landplan and housing densities in 2010, and also from the City's new sewer system modeling software.

As the first step in reviewing these offsite impacts, SHG met with City of Las Vegas Sewer Planning staff on March 23rd, 2011, to review their hydraulic modeling analysis of the impact on the existing sewer system. At this meeting, over 14,000 LF of offsite sewer improvements were indicated in various locations, and it was unclear as to what amount of Kyle Canyon development phasing was triggering needed improvements, or in what order they were triggered. SHG requested that the City re-perform the analysis by breaking down the submitted flow rates at each connection point into 20%, 40%, 60%, 80%, and then 100% ultimate build-out flows, to analyze where and when offsite sewer improvements were triggered. This was requested for the 9,000 unit build-out of Kyle Canyon, with no other offsite development to the west or north.

After this further analysis was completed by the City, SHG met with City of Las Vegas staff again on May 9th, 2011 to review the data. The City provided a series of maps to exhibit the impacts at each increase of flow (attached). The following explains each exhibit in more detail, along with the discussion with the City generated by each exhibit:

Page 1) This exhibit simply shows the studied pipelines offsite to Kyle Canyon for reference against later exhibits showing impacts.

Page 2) The City provided this exhibit as a reminder of the previously indicated and approved offsite improvements from the 2006 Wastewater Master Plan, associated with 16,000 units. The exhibit includes a reminder that the Brent Lane outfall was revised to Rusty Rifle Avenue. These indicated improvements are replaced by the following exhibits, associated with new land planning and city modeling.

Page 3) The 40% flow exhibit shows that there are no impacts to the offsite system for the 20% and 40% build-out phasing scenarios analyzed.

Page 4) This 60% build-out flow exhibit indicates that a short segment (300 feet) of pipe in Durango has been effected by the associated flows from the "East" side of

Kyle Canyon as delineated by the US 95. However, as discussed with the City, the reader should be aware that the 60% buildout flow is an arbitrary flow rate associated approximately with 60% of the Kyle Canyon "East" units being built – as per the current land plan. SHG and the City agreed that a future revised land plan and future Wastewater Master Plan for Kyle Canyon could eliminate the need for any offsite improvements at 60% buildout by either reducing density on the East side very slightly, or by relocating a proportionate amount of East side units to the West side, which was studied by the City to have less impact on the offsite sewer system.

Page 5) The 80% build-out flow exhibit indicates that the East side of Kyle Canyon Gateway has now fully impacted the segment of Durango from Iron Mountain to Grand Teton, requiring an offsite project to provide a parallel relief sewer. City staff clarified that once this sewer improvement is built, other sewer improvements previously indicated in the March 23rd meeting are alleviated by this roughly 5,000 LF parallel sewer project. In order to achieve the 80% and 100% flows for Kyle Canyon on the east side of US 95, only this improvement is required. The exhibit defines the parallel sewer required as a minimum 15-inch diameter.

Page 6) As Kyle Canyon is built out to 100% of the 9,000 unit scenario, this exhibit shows that there are no further offsite impacts from the east side of the project (per US 95). However, the west side of the project has now impacted the existing sewer in Fort Apache from Grand Teton to Severance. Similar to the previous discussion – the City indicated that this roughly 3,400 LF 18-inch diameter parallel sewer project in Fort Apache would also alleviate other backwater conditions in the system, and some improvements indicated in the March 23rd meeting were avoided. The exhibit confirms that in order to reach 100% build-out of Kyle Canyon in the 9,000 unit scenario, with the current balance of housing units between east and west, then these two projects will be required, totaling 8,296 LF of parallel sewers in the offsite system.

After discussion on the modeling exhibits, SHG and the City discussed how to interpret and summarize the offsite sewer impacts. The group agreed that, with relatively minor changes to reduce density on the east side of the project (with these units moved into the west side of the project if desired), a future wastewater master plan could likely be approved that could defer (but still require) the two parallel sewer projects at 80% build-out of 9,000 units. Or, offsite sewer projects could be avoided altogether if the total units developed in Kyle Canyon did not approach the approximately 80% build-out sewage generation figures studied.

In conclusion, SHG recommends that you assume that the two indicated offsite sewer projects will be required in order to reach 80% buildout, but that in furtherance of this, the revised Wastewater Master Plan will need to show that a small portion of the flows generated on the east side will either be reduced or moved into the west side of the project.

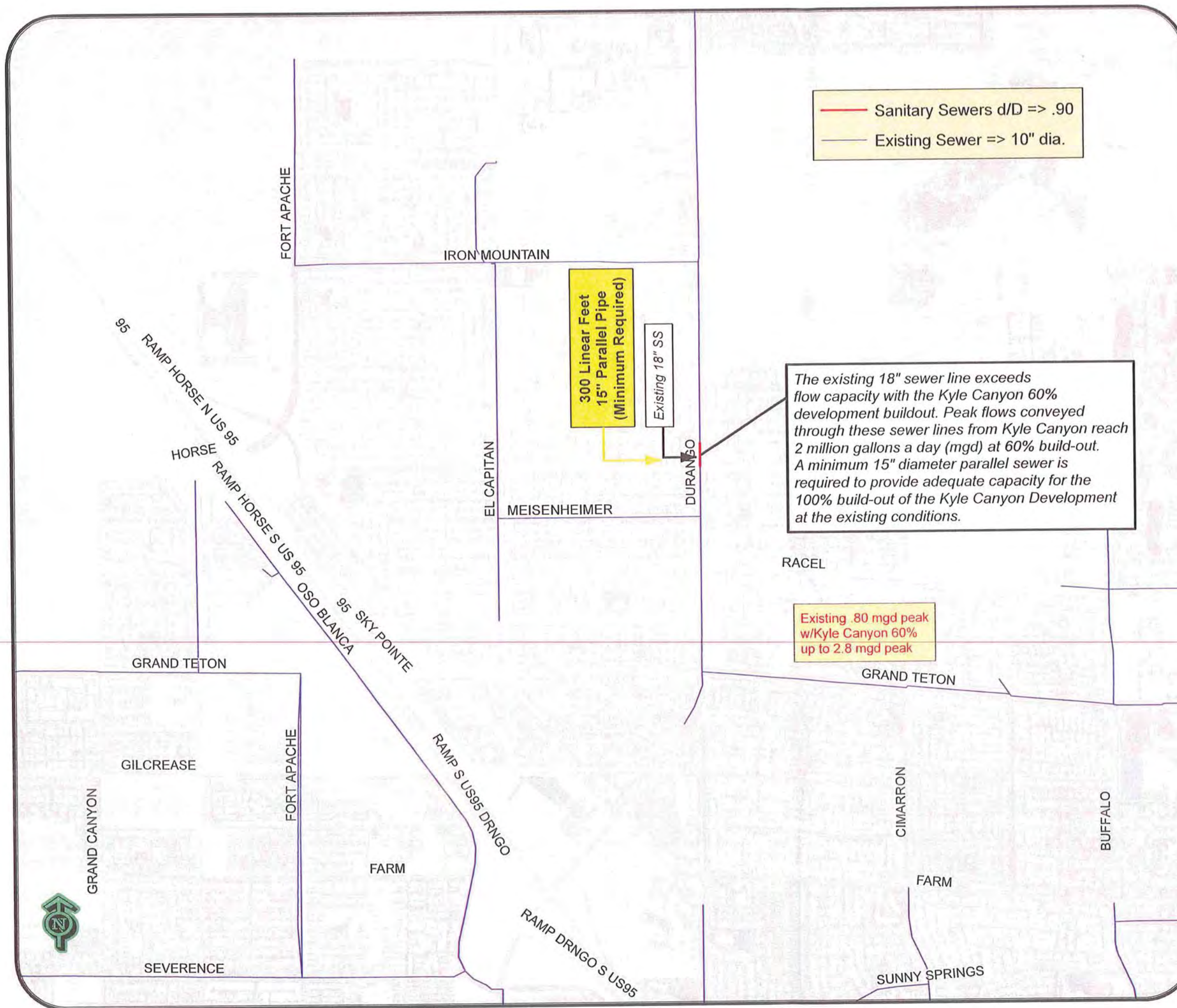
Best Regards,



Nicholas G. Golz, P.E.
Director of Water Resources

Attachments:

CLV Kyle Canyon Development Existing Sewer Impact (6 pages)

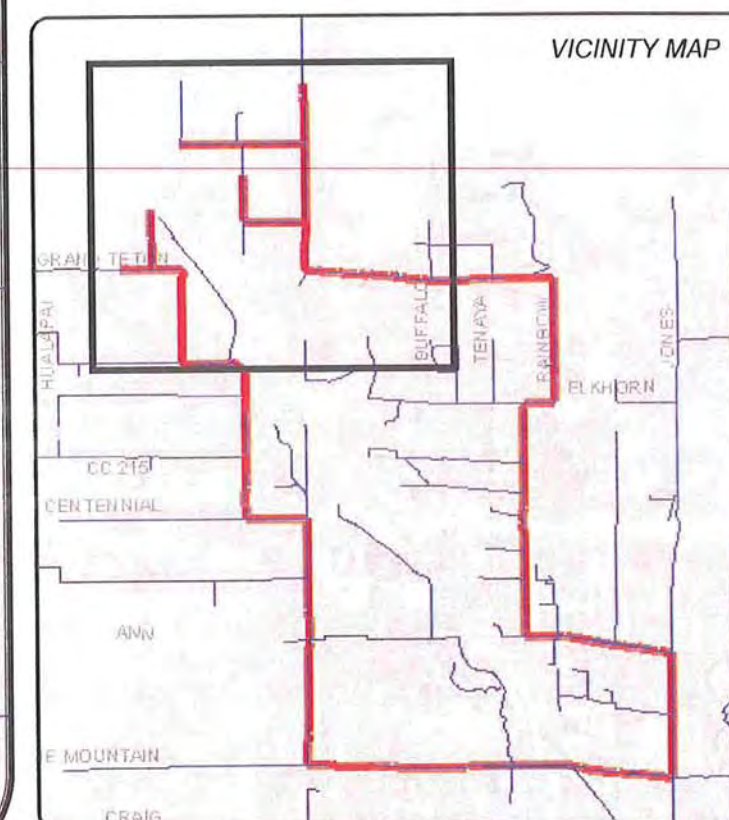


Sewer System Planning

Kyle Canyon Development

**60% BUILDOUT
IMPACTED SEWER
LINE SEGMENTS**

Kyle Canyon Downstream Sewer Study Area



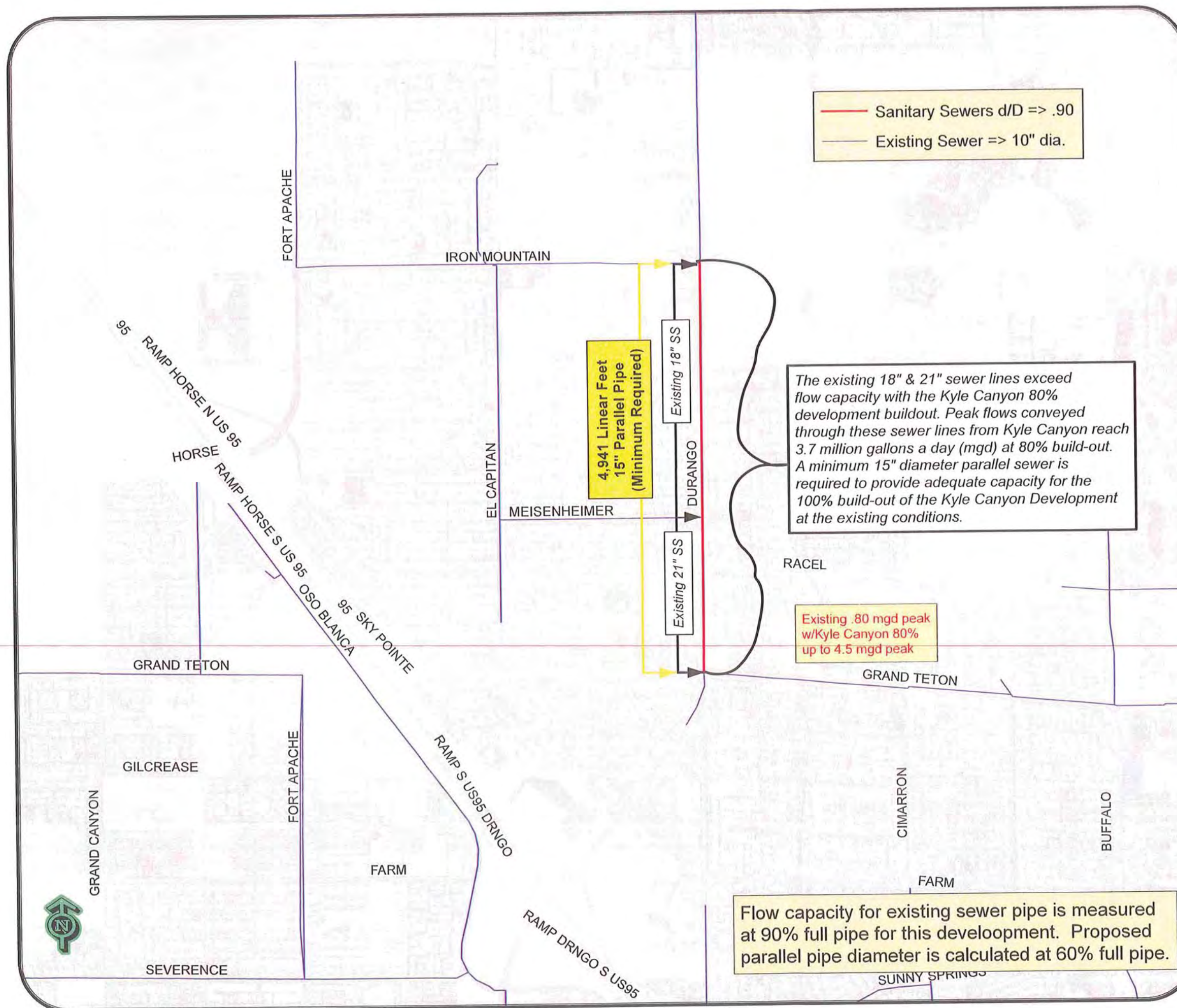
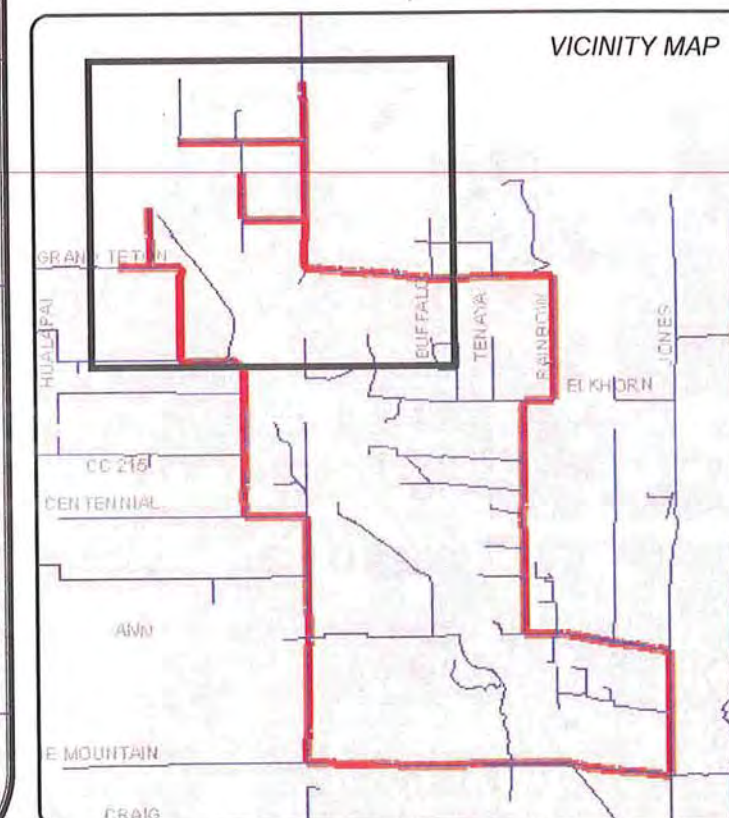


Sewer System Planning

Kyle Canyon Development

**80% BUILDOUT
IMPACTED SEWER
LINE SEGMENTS**

Kyle Canyon Downstream Sewer Study Area



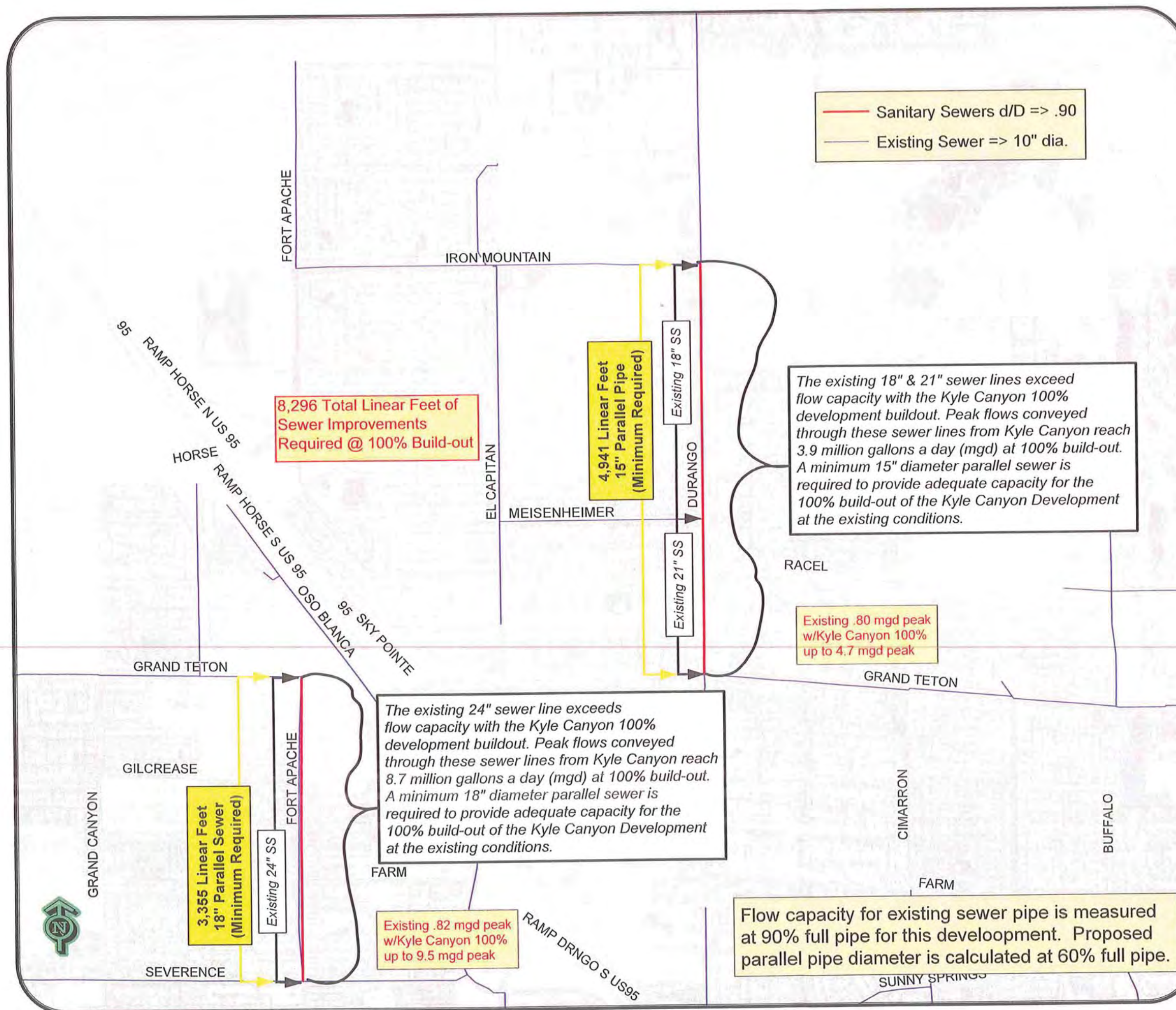
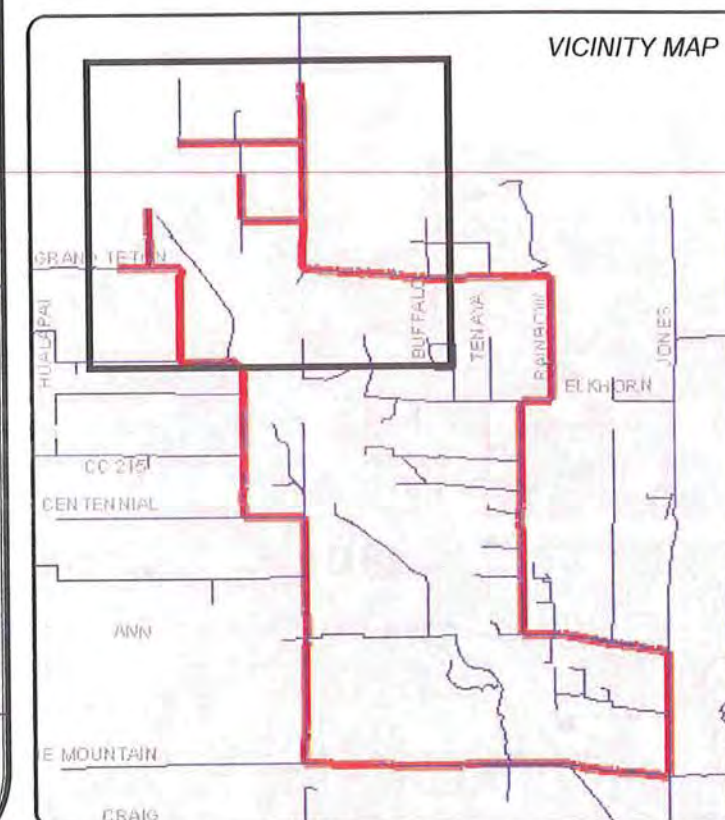


Sewer System Planning

Kyle Canyon Development

**100% BUILDOUT
IMPACTED SEWER
LINE SEGMENTS**

Kyle Canyon Downstream Sewer Study Area



DEVELOPMENT AGREEMENT

EXHIBIT I

BLM RIGHT-OF-WAY GRANT

NORTHERN BELTWAY

LEGEND

 NORTHERN BELTWAY RIGHT OF WAY

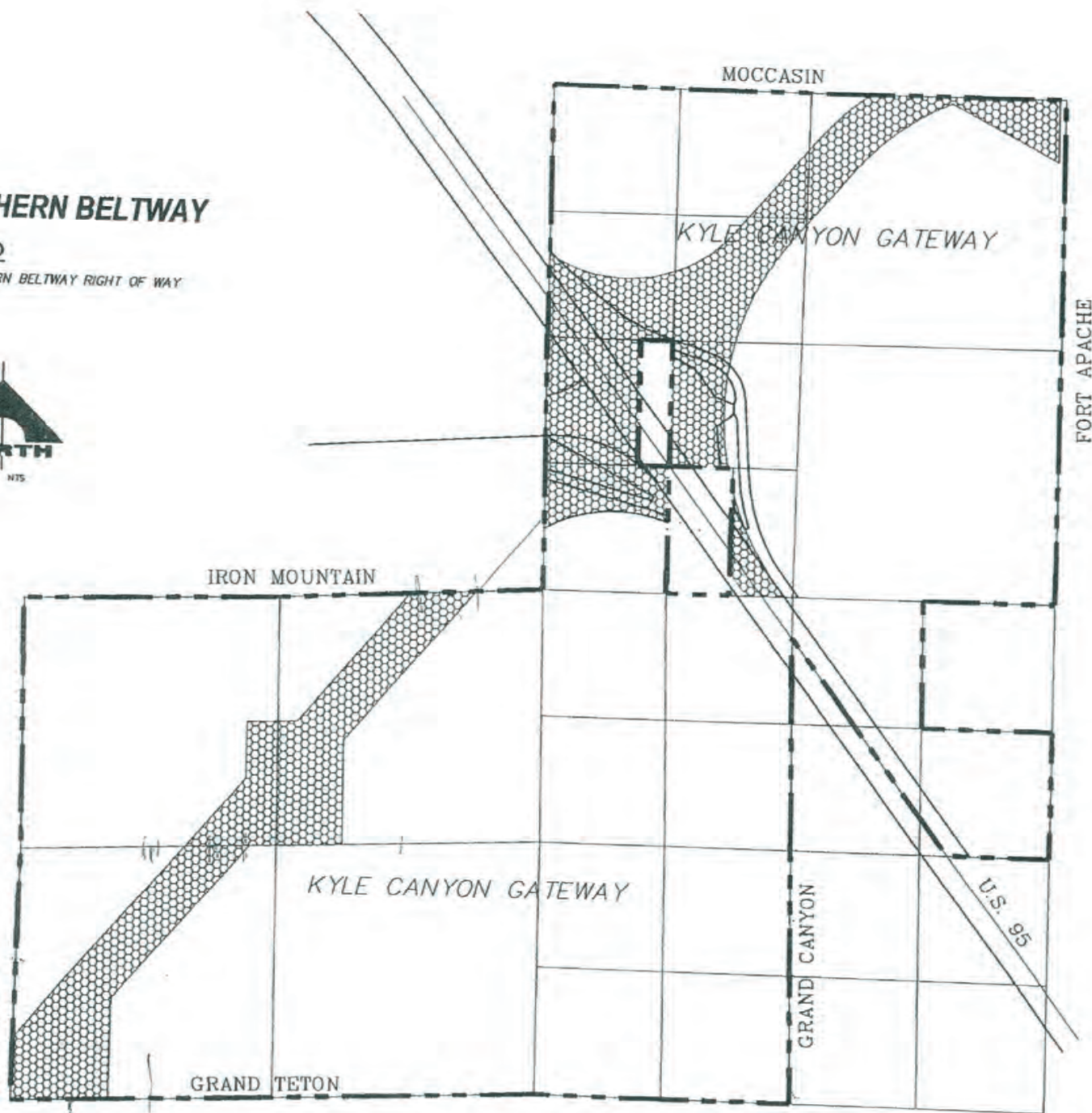


EXHIBIT I - EXISTING ROW

DEVELOPMENT AGREEMENT

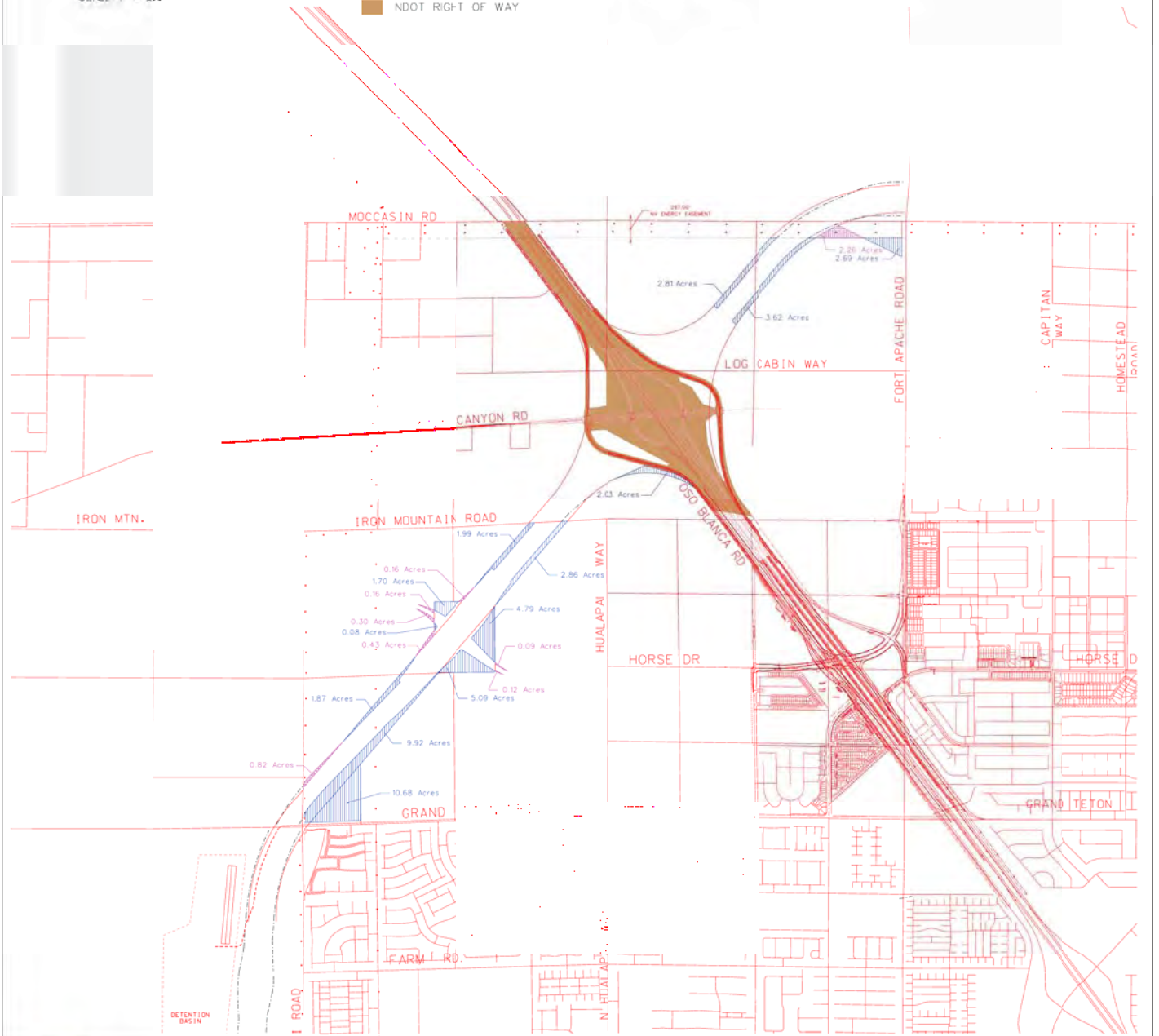
EXHIBIT J

SHEEP MOUNTAIN PARKWAY RIGHT-OF-WAY REDUCTION



LEGEND

- POSSIBLE RIGHT OF WAY TO BE RELEASED = 30.13 ACRES : NET AREA = 45.79 ACRES
- ADDITIONAL RIGHT OF WAY REQUIRED = 4.34 ACRES
- NDOT RIGHT OF WAY



RIGHT OF WAY EXHIBIT

JUNE 28, 2011



DEVELOPMENT AGREEMENT

EXHIBIT K

**MEMORANDUM COST BETWEEN INTERIM
AND PERMANENT DETENTION BASINS**

M E M O R A N D U M

TO: Mike Ross, P.E., Carwin Advisors

FROM: Mark J. Failla, P.E., CFM SHG

CC: Jerry Slater, P.E., SHG
Todd Steadham, P.E., SHG

DATE: 1/7/11

RE: Kyle Canyon Master Planned Community
Drainage Infrastructure Comparative Estimate of Probable Cost between
Interim Detention Basins Removal & Permanent Detention Basins

The following provides a conceptual comparative estimate of probable costs for drainage infrastructure directly related to removing interim detention basins located within the Sheep Mountain Parkway right-of-way and locating permanent detention basin(s) along the Puli Road alignment. The primary purpose of the assessment is to provide insight to the degree of cost difference between the two alternatives and not to provide an accurate cost accounting for construction. The cost comparison is limited to the receiving drainage facilities located downstream of the detention basin discharge locations. The cost assessment for the Interim Detention Basins Alternative assumes that the basins are removed and the downstream drainage facilities are designed for full 100-year storm flow conveyance. The Permanent Detention Basin Alternative assumes that the downstream drainage facilities are sized for the reduced detained 100-year storm flow. The design flows, facilities, quantities and costs identified in this memorandum are based on conceptual assessment of the site.

The following table provides a summary of design flows used for sizing each relevant drainage facility downstream of the detention basin(s) for each alternative.

Summary of Peak 100-Year Design Discharge		
Facility ID	Interim DB Removal Alternative (cfs)	Permanent DB Alternative (cfs)
1	1,175 P34W (190 cfs) + DB1 undetained (985 cfs)	153 DB outlet#1 (53cfs)+37.1ac@2.7cfs/ac
2	1,418 P40W (433 cfs) + DB1 undetained (985 cfs)	374 Fac.1 (153cfs)+81.8ac@2.7cfs/ac
3	2,271 PO1-PO8 (1,603 cfs)+230ac@2.7cfs/ac (621cfs)+P45W (47cfs)	834 DB outlet#1&2 (53cfs+113cfs)+230ac@2.7cfs/ac (621cfs) + P45W (47cfs)
4	3,618 Fac.3 (2271cfs)+P47W (1317cfs)+P49W (30cfs)	2,181 Fac.3 (834cfs)+P47W (1317cfs)+P49W (30cfs)
5	4,525 P51W-Ultimate (4525 cfs)	3,088 P51W-Ultimate (4525 cfs)-DB detained (1,437cfs)
6	4,579 F-10-Ultimate (4579 cfs)	3,142 F-10-Ultimate (4579 cfs)-DB detained (1,437cfs)
7	4,760 F-11-Ultimate (4760 cfs)	3,323 F-11-Ultimate (4760 cfs)-DB detained (1,437cfs)
8	10,897 F-5-Ultimate (10897 cfs)	9,460 F-5-Ultimate (10897 cfs)-DB detained (1,437cfs)

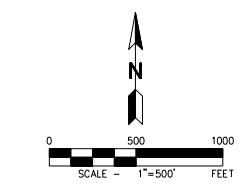
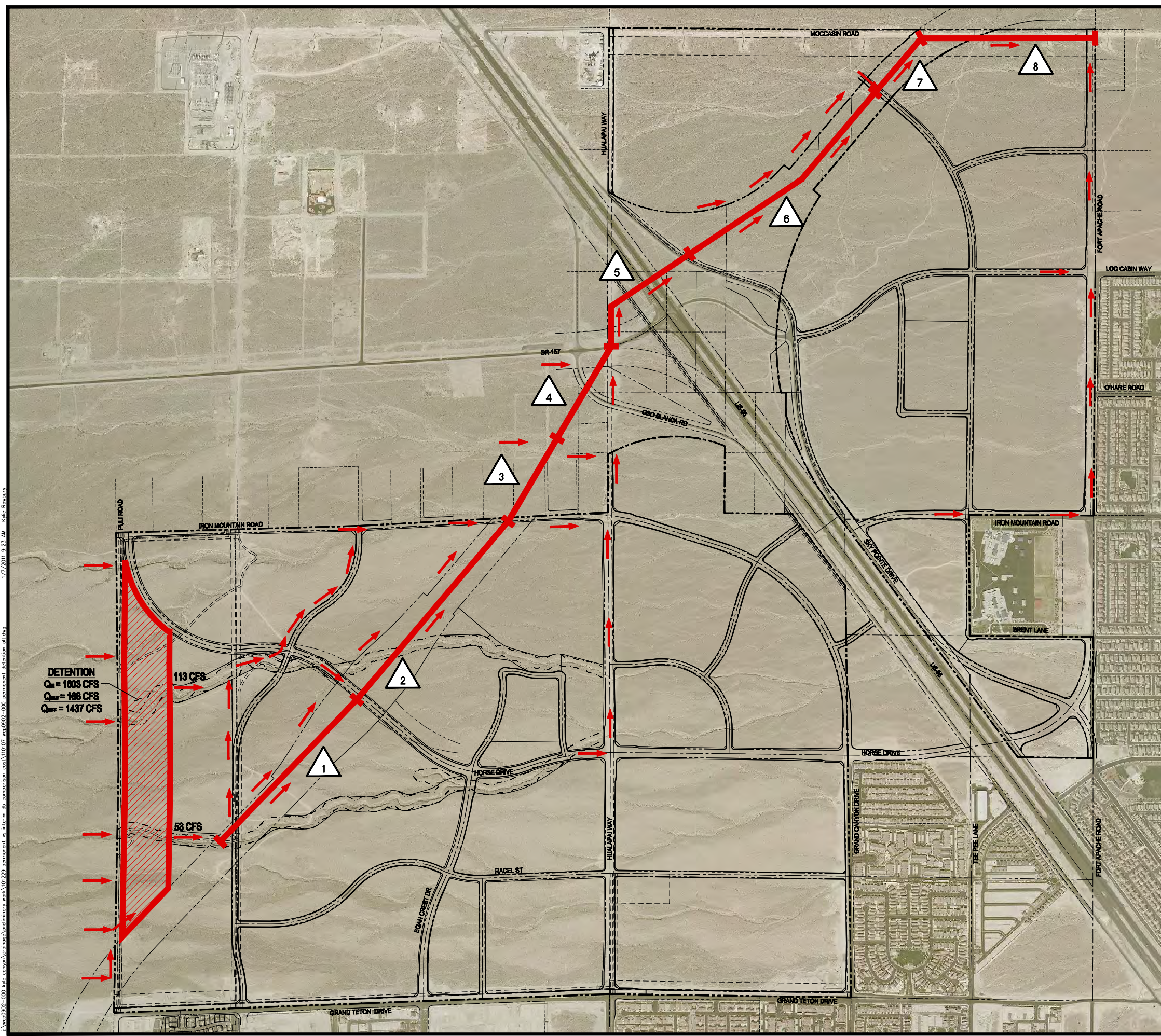
The following table presents an estimate of probable cost for drainage facility infrastructure improvements associated with the Permanent Detention Basin Alternative.

Permanent DB Alternative - Associated Drainage Infrastructure Costs with Sheep Mountain Parkway					
Facility ID	Facility Description	Unit	Quantity	Unit Price	Cost
1	42-in RCP @3.0%	LF	2,185	\$136	\$297,160
2	66-in RCP @3.0%	LF	2,595	\$325	\$843,375
3	7'x5' RCB @3.0%	LF	1,070	\$590	\$631,300
4	12'x7' RCB @3.0%	LF	1,183	\$1,000	\$1,183,000
5	12'x7' RCB @3.5%	LF	1,492	\$1,000	\$1,492,000
6	Concrete Rect. Channel, 6.0'D, 22'BW, 0:1SS @2.7%	LF	2,752	\$1,105	\$3,040,960
7	Concrete Rect. Channel, 6.0'D, 22'BW, 0:1SS @2.7%	LF	793	\$1,105	\$876,265
8	Concrete Rect. Channel, 9.0'D, 25'BW, 0:1SS @3.1%	LF	1,928	\$1,515	\$2,920,920
Subtotal					\$11,284,980
20% Contingency					\$2,256,996
Total					\$13,541,976

The following table presents an estimate of probable cost for drainage facility infrastructure improvements associated with the Interim Detention Basin Removal Alternative once the Sheep Mountain Parkway is designed/constructed.

Interim DB Removal Alternative - Associated Drainage Infrastructure Costs with Sheep Mountain Parkway					
Facility ID	Facility Description	Unit	Quantity	Unit Price	Cost
1	Concrete Rect. Channel, 5.0'D, 10'BW, 0:1SS @3.0%	LF	2,185	\$700	\$1,529,500
2	Concrete Rect. Channel, 5.0'D, 12'BW, 0:1SS @3.0%	LF	2,595	\$800	\$2,076,000
3	12'x7' RCB @3.0%	LF	1,070	\$1,000	\$1,070,000
4	18'x7' RCB @3.0%	LF	1,183	\$1,390	\$1,644,370
5	18'x7' RCB @3.5%	LF	1,492	\$1,390	\$2,073,880
6	Concrete Rect. Channel, 6.0'D, 28'BW, 0:1SS @2.7%	LF	2,752	\$1,550	\$4,265,600
7	Concrete Rect. Channel, 6.0'D, 28'BW, 0:1SS @2.7%	LF	793	\$1,550	\$1,229,150
8	Concrete Rect. Channel, 9.0'D, 28'BW, 0:1SS @3.1%	LF	1,928	\$1,680	\$3,239,040
	Decommission Detention Basin	LS	2	\$250,000	\$500,000
Subtotal					\$17,627,540
20% Contingency					\$3,525,508
Total					\$21,153,048

Review of the tables above indicates a potential \$7,611,072 (\$21,153,048-\$13,541,976) cost benefit in providing a permanent detention basin upstream of the Sheep Mountain Parkway flood control facilities. It is noted that the cost assessment did not extend beyond Ft. Apache Road, however it should be expected that additional cost benefit would be realized for the extension of the facility to the east based on the reduced flow resulting from a permanent detention basin.



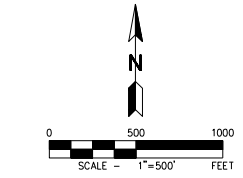
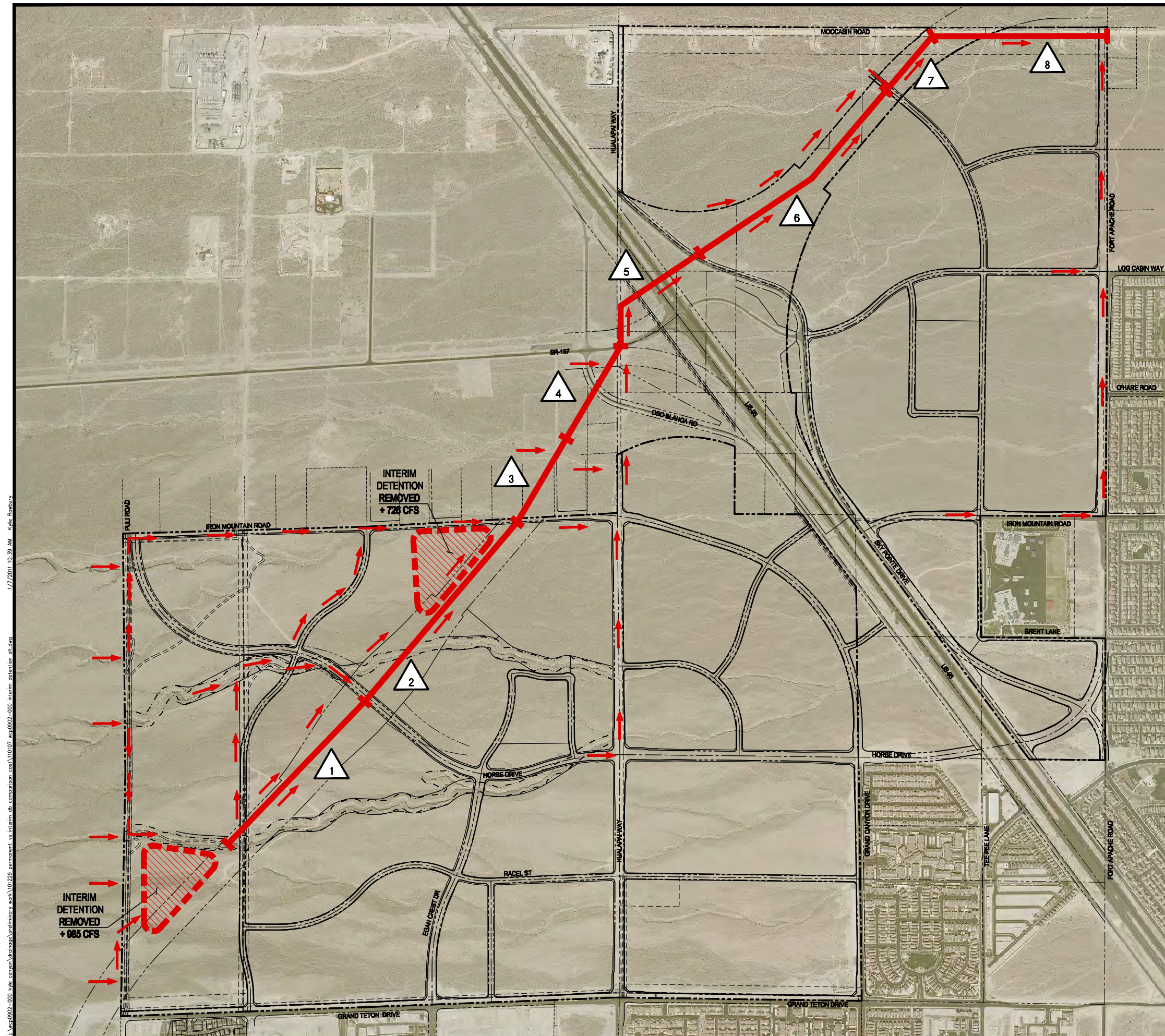
- LEGEND**
- PROJECT BOUNDARY
 - - - EASEMENT LINE (ESMT)
 - PROPOSED DRAINAGE FACILITY
 - △ DRAINAGE FACILITY ID
 - FLOW DIRECTION

**PERMANENT DETENTION ALTERNATIVE
SHEEP MOUNTAIN PARKWAY
DRAINAGE FACILITIES
KYLE CANYON**

**SLATER
HANIFAN
GROUP**
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 294-9308 FAX (702) 294-9309

**CARWIN
ADVISORS**

1/7/2011 9:23 AM Kyle Ranbury
F:\w0902-000 Kyle Canyon\drainage\preliminary work\1010729 permanent vs interim det comparison cost\1010729 permanent detention alt.dwg



LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE (ESMT)
- PROPOSED DRAINAGE FACILITY
- INTERIM DRAINAGE FACILITY
- 1 DRAINAGE FACILITY ID
- FLOW DIRECTION

**INTERIM DETENTION REMOVAL ALTERNATIVE
SHEEP MOUNTAIN PARKWAY
DRAINAGE FACILITIES**

KYLE CANYON

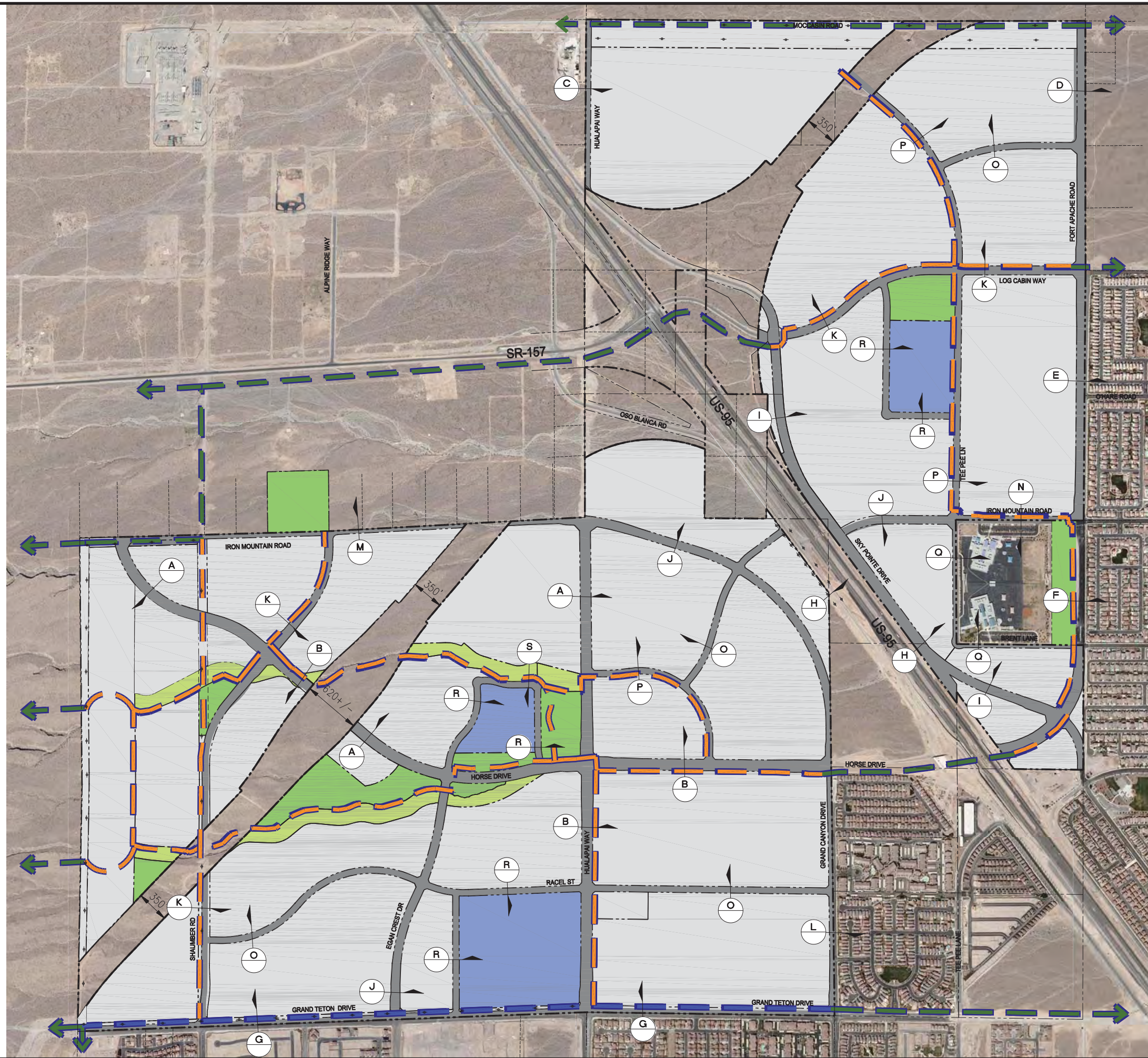
**S-I SLATER
HANIFAN
GROUP**
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 284-8308 FAX (702) 284-8308

**CARWIN
ADVISORS**

DEVELOPMENT AGREEMENT

EXHIBIT L

VILLAGE STREET AND TRAIL SECTION

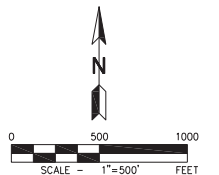


LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE (ESMT)
- EXISTING TRANSMISSION POLE
- PROPOSED VILLAGE STREET
- ARROYOS
- PARKS
- SCHOOLS
- PROPOSED TRAILS
- PROPOSED EQUESTRIAN TRAIL
- PROPOSED TRAILS BY OTHERS
- PROPOSED TRAILS BY OTHERS

NOTES:

- NOT USED FOR DIRECT RESIDENTIAL DRIVEWAY ACCESS
- ABOVE/BELONG GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
- SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE
- MEDIAN OPTIONAL
- PERIMETER STREETS WILL BE HALF STREET SECTIONS



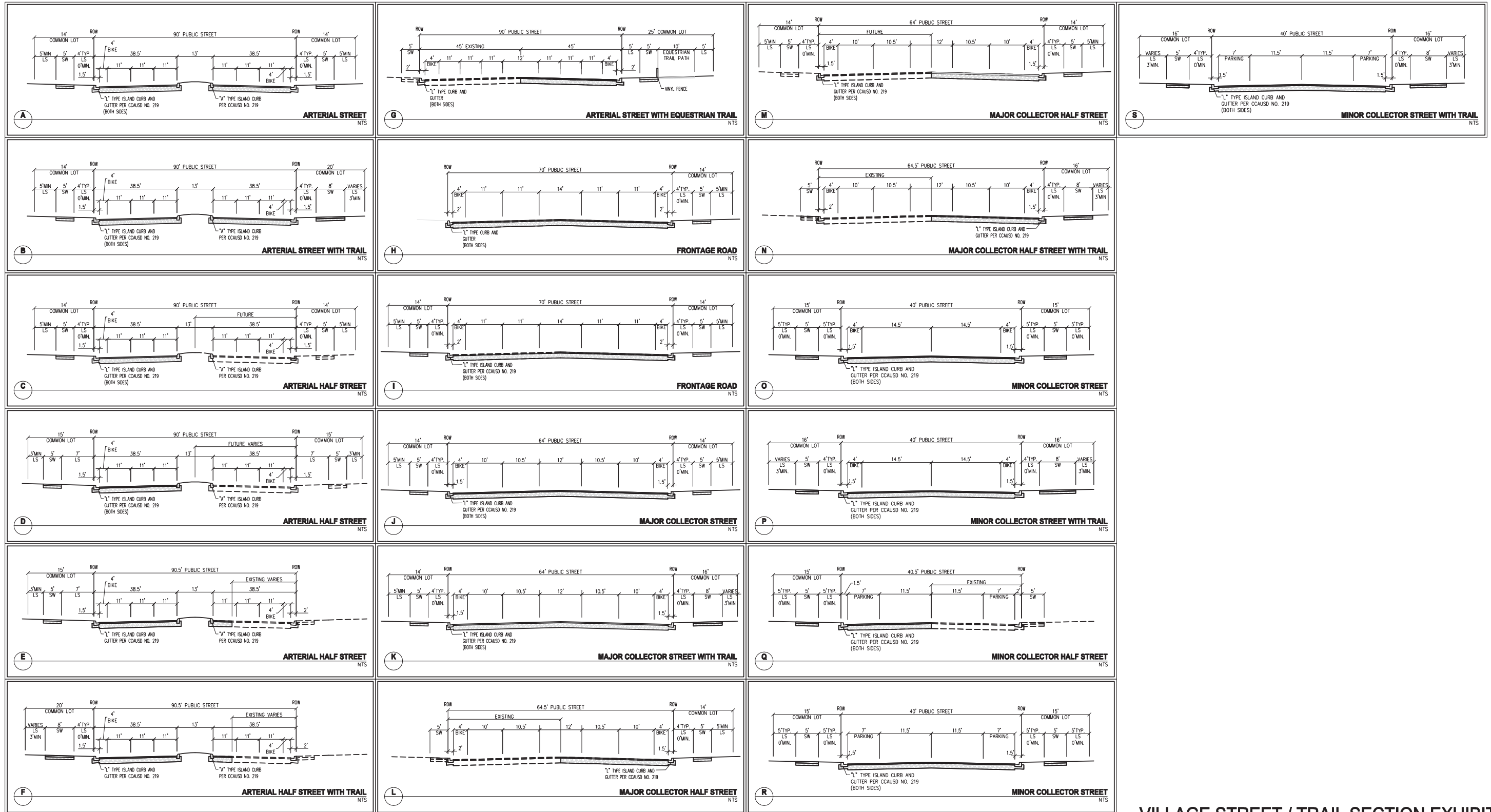
VILLAGE STREET / TRAIL SECTION EXHIBIT

KYLE CANYON

**SLATER
HANIFAN
GROUP**
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

**CARWIN
ADVISORS**

J:\wp0902-000 kyle canyon\dwg\figures\110620 mcp9802-000 lane plan-with sections.dwg 7/5/2011 8:48 AM Ben Morris



VILLAGE STREET / TRAIL SECTION EXHIBIT

KYLE CANYON

S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

CARWIN
ADVISORS